

# HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

**HDRC CASE NO:** 2021-098  
**ADDRESS:** 911 N PINE ST  
913 N PINE ST  
915 N PINE ST  
917 N PINE ST  
**LEGAL DESCRIPTION:** NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 25  
NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 26  
NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 27  
NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 28  
**ZONING:** IDZ, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Khi Ransome  
**OWNER:** Charles Turner/K/T TX HOLDINGS & T/A APARTMENTS INC  
**TYPE OF WORK:** Carport installation  
**APPLICATION RECEIVED:** February 04, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install carports to accompany the previously approved mixed-use structures at 911 through 917 N Pine, located within the Dignowity Hill Historic District.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

### B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## **FINDINGS:**

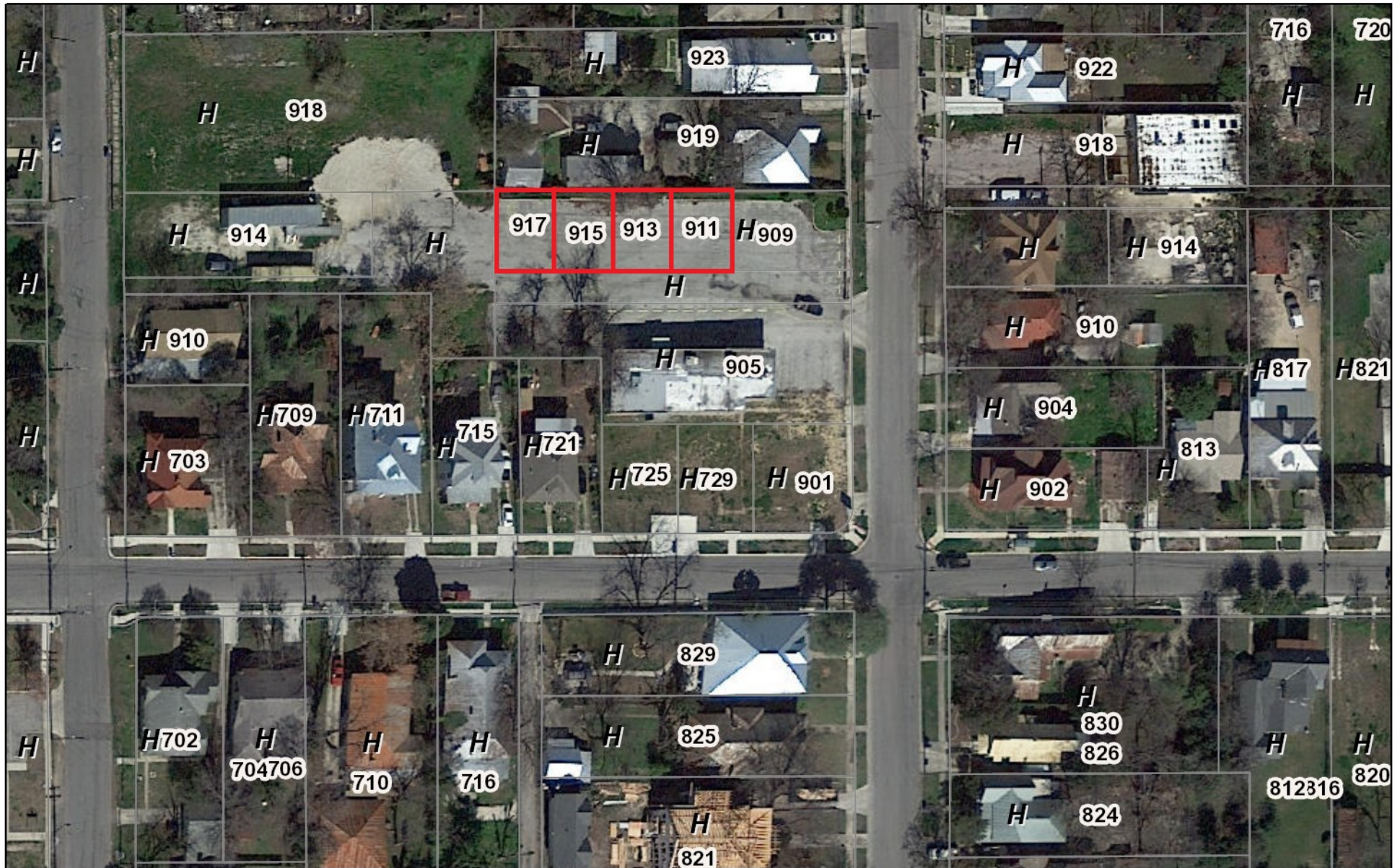
- a. The applicant is requesting a Certificate of Appropriateness for approval to install carports to accompany the previously approved mixed-use structures at 911 through 917 N Pine, located within the Dignowity Hill Historic District.
- b. **ACCESSORY STRUCTURE (Massing)**– The Guidelines for New Construction 5.A. note that new accessory structures should be designed to be visually subordinate to the primary historic structure on the lot in terms of their height, massing and form; and should be no larger than forty (40) percent of the primary historic structure’s footprint. The applicant has proposed both a footprint and an overall height that is subordinate to that of the primary structure and is consistent with the Guidelines.
- c. **ACCESSORY STRUCTURE (Architectural details, materials)** – The Guidelines for New Construction 5.A. note that accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed for the structure to feature metal tubing, a standing seam metal roof and a rear wall constructed of 2x4 members. The applicant has proposed for the structure to feature a shed roof. Generally, staff finds the proposed design and materials to be appropriate. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a standard galvalume finish. A crimped ridge seam is to be used and if a ridge cap is requested, it must feature a low profile and be approved by staff prior to installation.
- d. **SETBACKS & ORIENTATION** – The Guidelines for New Construction 5.B. note that the predominant garage orientation found along the block should be matches. Additionally, the Guidelines note that setbacks of new accessory structures should be similar to the setbacks of those found historically in the district. Staff finds the proposed carport structures to be sited consistently with the Guidelines.

## **RECOMMENDATION:**

Staff recommends approval based on findings a through d with the following stipulation:

- i. That proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a standard galvalume finish. A crimped ridge seam is to be used and if a ridge cap is requested, it must feature a low profile and be approved by staff prior to installation.

# City of San Antonio One Stop



December 5, 2019

CoSA Addresses



Pre-K Sites

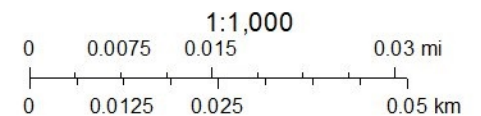
BCAD Parcels



Community Service Centers



CoSA Parcels



CoSA



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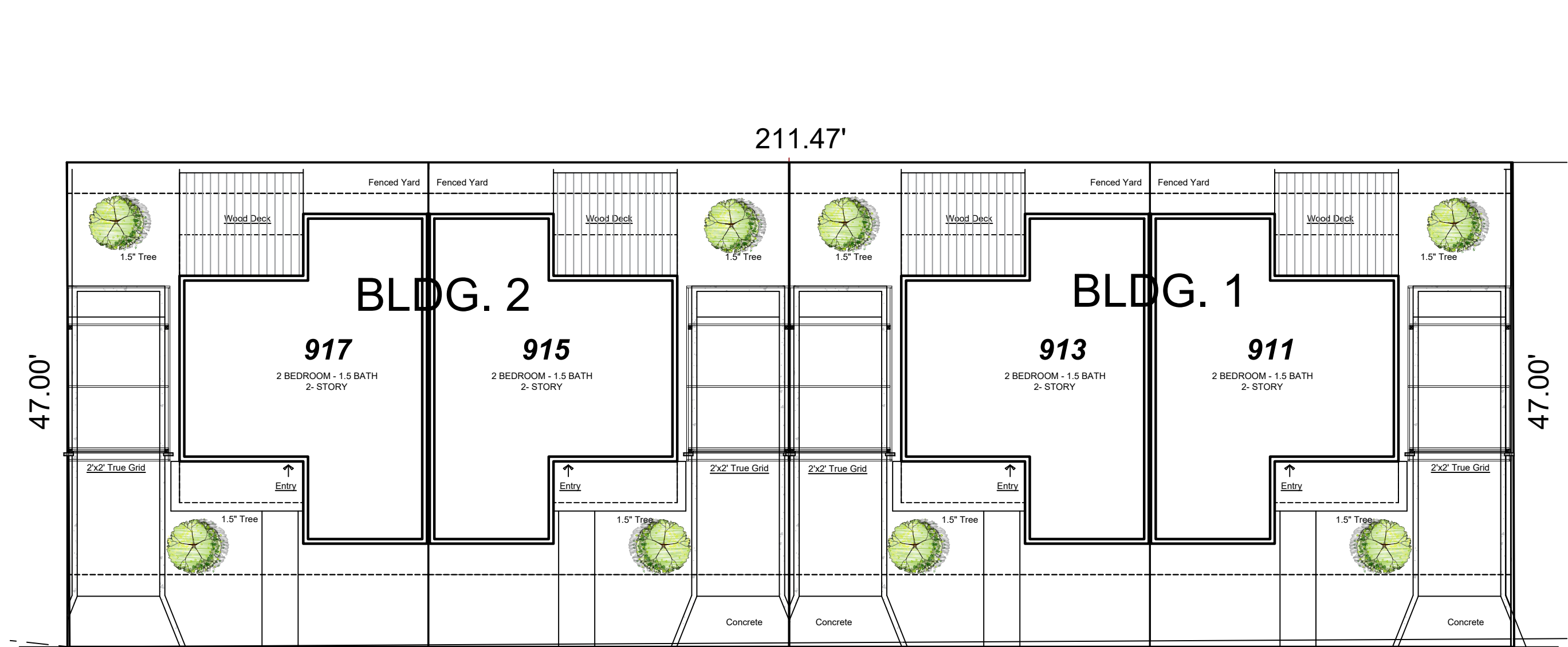
REVISIONS	
CHANGE	
CD SET	02/04/21

DATE	02/04/21
DRAWN BY	KR

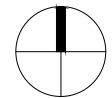
DRAWING TITLE

**SITE PLAN  
CARPORTS**

SHEET NO.



211.74'  
20' Common Drive & UE Existing



NORTH

Site Plan with Carports

SCALE: N.T.S.

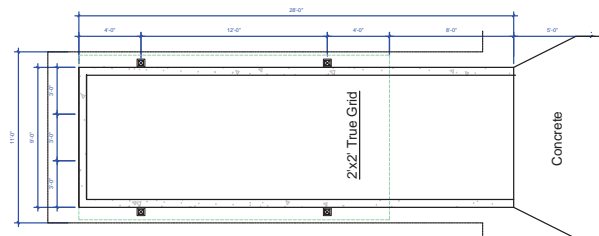
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REVISIONS	
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CD SET	02/04/21

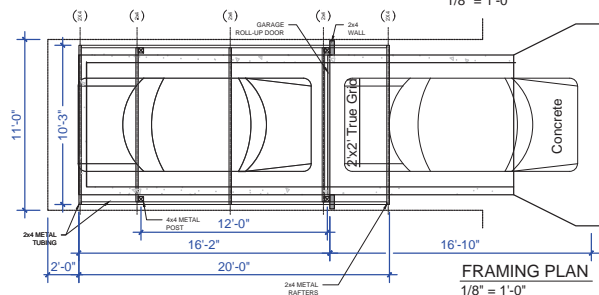
DATE **02/04/21**  
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DRAWING TITLE  
**TREE  
CALCULATION**

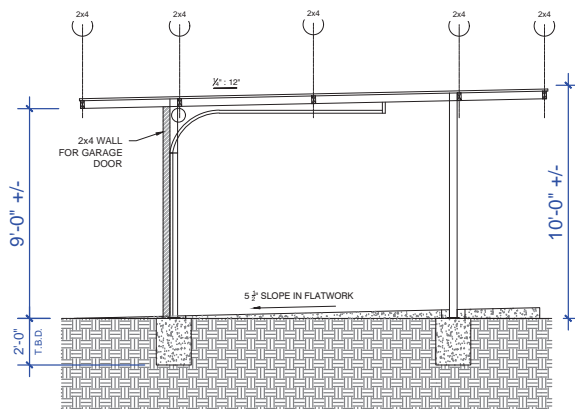
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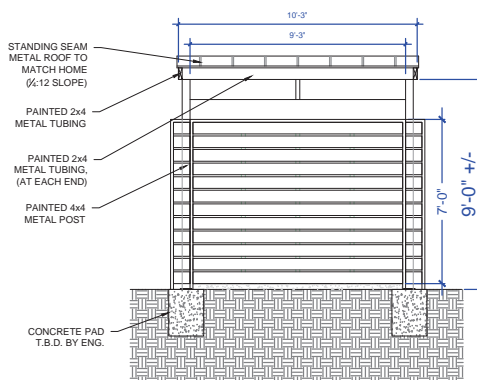
**FLATWORK PLAN**  
1/8" = 1'-0"



**FRAMING PLAN**  
1/8" = 1'-0"



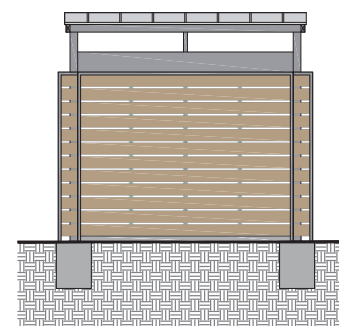
**SIDE ELEVATION**



**FRONT ELEVATION**



**UPTOWN MODER EXAMPLE**



**MKT ELEVATION**

**Carport Addition**  
SCALE: N.T.S.